450 West Highway 22 || Barrington, IL 60010 || T 847.381.0123 || advocatehealth.com

March 27th, 2018

RECEIVED

Via Overnight Courier

MAR 28 2018

Ms. Courtney Avery, Administrator Illinois Health Facilities and Services Review Board 525 West Jefferson Street Springfield, IL 62761 HEALTH FACILITIES & SERVICES REVIEW BOARD

Re: Project #13-016 Advocate Good Shepherd Hospital (the "Project")

Final Realized Cost Report

Advocate Health and Hospitals Corporation, (dba Advocate Good Shepherd Hospital), and Advocate Health Care Network

Modernization Project

Dear Ms. Avery:

This letter is intended to satisfy Section 1130.770 Project Completion, Final Realized Costs and Cost Overruns, by providing the required information on Project #13-016. The Review Board granted the Permit for this project June 26, 2013. The notice of project completion was submitted on December 11th, 2017 indicating the project was completed on December 11th, 2017. The project was timely completed within the "Completion Date" of December 31, 2017, specified in the permit letter. This final report includes the following:

- Certification that the project costs, as itemized, represent all the costs required to complete the project and there are no additional or associated costs or capital expenditures related to the project.
- This also certifies compliance with all the terms of the permit to date, including the project cost, square footage and services.
- The final application and certification for payment is shown in the AIA G702 form.
- Because this is a project with a cost greater than three times the capital expenditure
 minimum in place at the time of the permit approval, an audited financial report that
 includes the itemization of costs and sources of funds was completed by an independent
 certified public account and is included as an enclosure. As a review was done in the

audit process, some of the previously reported expenditures were reallocated to different cost categories.

AGSH Project	Final Costs	Original Permit		
USE OF FUNDS	TOTAL			
Preplanning Costs	\$1,062,990	\$1,090,000		
Site Survey and Soil Investigation	\$16,775	\$70,000		
Site Preparation	\$7,323,843	\$10,200,000		
New Construction Contracts	\$99,342,548	\$94,100,043		
Modernization Contracts	\$57,327,746	\$43,454,010		
Contingencies	-	\$11,681,725		
Architectural/Engineering Fees	\$10,592,132	\$8,200,000		
Consulting and Other Fees	\$492,306	\$2,050,921		
Movable or Other Equipment (not in construction contracts)	\$31,112,657	\$44,978,386		
Bond Issuance Expense (project related)	\$638,724	\$1,584,817		
Net Interest Expense During Construction (project related)	\$7,078,974	\$24,187,145		
Other Costs To Be Capitalized	\$2,555,207	\$5,244,035		
TOTAL USES OF FUNDS	\$217,543,902	\$246,841,082		

Sources:

SOURCES		
Cash and Securities	\$169,100,700	\$88,359,421
Bond issues (project related)	\$48,443,202	\$158,481,661
TOTAL SOURCES OF FUNDS	\$217,543,902	\$246,841,082

Please contact me at (630) 929-5577 or Sonja Reece at (309) 268-5482 if you have any questions about this report.

Advocate Good Shepherd Hospital Project #13-016 Final Report – 2018

Sincerely,

Scott Nelson, AIA, ACHA

Vice President, Planning, Design, and Construction

Advocate Health and Hospitals Corporation

Subscribed before me on this day:

Notary Public Charles

Seal:

OFFICIAL SEAL

MARIA DEFRANK

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires Sep 27, 2020

CC: James Kokaska

Paul Neff Lanndon Rose

Trent Gordon Sonja Reece

Sonja Reco

Attachments:

AIA G702 Final Payment

Enclosure:

Financial Audit of Project

	WIND OF	RTIFICATE FOR	PAYMENT	AIA DOUCUMENT G702	
TO (Owner):	Advocate Healthcare 2025 Windsor Drive Oak Brook, IL 60523		PROJECT: Advocate Good Shepherd Modernization	APPLICATION NO. Final	Distribution to: X OWNER X ARCHITECT X CONTRACTOR
FROM:	M. A. Morienson Company 300 Park Bivd., Suite 100 Itsacs, IL. 60143		VIA (ARCHITECT):		JOB# 13090008
CONTRACT F	FOR: Advocate - Go	od Shepherd Modernization		INV	DICE # 13090008-53
CONTR	ACTOR'S APPLI	CATION FOR PA	YMENT		
	DER SUMMARY		_ _	4 Adjourn course or one	
Change Order previous more	rs approved in the by Owner TOTAL	ADDITIONS	DEDUCTIONS	1. ORIGINAL CONTRACT SUM 2. Net change by Change Orders 3. CONTRACT SUM TO DATE (Line 1 ~ 2)	\$ \$152,860,926 \$ 17,882,075 \$ \$170,743,001
Approved this		· · · · · · · · · · · · · · · · · · ·	<u>0</u>	4. TOTAL COMPLETED & STORED TO DATE	\$170,743,001
Number 1-46	Data Approved	163,290,247		(Column G on G703) 5. RETAINAGE: a. Of Completed Work {Less Fee & Insurance}	0
				b. Of Stored Material \$(Column F on G703)	0
Net change by	TOTALS Change Orders	163,299,247	0	Total Retainage (Line Sa + 5b)	\$ 50
The undersign information an completed in a paid by the Co	ed Contractor certilies that to to dealer the Work covered by the secondance with the Contract () intractor for Work for which pre yenents received from the Own	nis Application for Payment In ocuments, that all amounts In vious Cartificates for Paymen	as been ave been il wore shown	6. TOTAL EARNED LESS RETARIAGE. (Line 4 less Line 5 Total) 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ \$170,743,001 \$ 170,743,001 \$ (0) \$ (50)
CONTRACTOR By: Joel Kells, P.C.	R: M.A. Mortenson Company	Date:	3-15-19	State of Memory County of: COM Subscribed and swom to before me the 15 day of 17 Notary Public: 344 August 1800 Au	Action to the second se
ARCHIT	ECT'S CERTIFIC	ATE FOR PAYN	ENT	10/03/2021	Some Source County of the State
In accordance data comprisin best of the Arc Indicated, the c	with the Contract Documents, ig the above application, the Au- hitect's knowledge, information quality of the Work is in accord is entitled to payment of the Al	based on on-site observation chitect certifies to the Owner and bollof the work has pro- once with the Contract Document	s and the that to the ressed as nonts and	Amount Certified [Attach explanation if amount certified differs from the amount appliance: [Attach explanation if amount certified differs from the amount appliance is possible. The AMOUNTS CERTIFIED is possible. The AMOUNTS CERTIFIED is possible acceptance of payment and acceptance of payment acceptance of payment and acceptance of payment acceptance of paymen	Date: 3/16/18

Odell Hicks & Company LLC

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Advocate Health Care Network and Advocate Health and Hospitals Corporation d/b/a/ Advocate Good Shepherd Hospital

Illinois Health Facilities and Services Review Board
Modernization Project
IHFSRB Project #13-016
Project Costs Report

For the Period June 26, 2013 to December 11, 2017 (With Independent Auditors' Report Thereon)

ADVOCATE HEALTH CARE NETWORK AND ADVOCATE HEALTH AND HOSPITALS CORPORATION d/b/a ADVOCATE GOOD SHEPHERD HOSPITAL

Illinois Health Facilities and Services Review Board Modernization Project IHFSRB Project #13-016 Project Costs Report

Period from June 26, 2013 - December 11, 2017

<i>f</i>	00111		Final Funds			
. •			Expended	Difference		
Costs						
Preplanning Costs	\$	1,090,000	\$	1,062,990	\$	27,010
Site Survey and Soil Investigation		70,000		16,775		53,225
Site Preparation		10,200,000		7,323,843		2,876,157
New Construction Contracts		94,100,043		99,342,548		(5,242,505)
Modernization Contracts		43,454,010		57,327,746		(13,873,736)
Contingencies		11,681,725		-		11,681,725
Architectural/Engineering Fees		8,200,000		10,592,132		(2,392,132)
Consulting and Other Fees		2,050,921		492,306		1,558,615
Movable Capital Equipment		44,978,386		31,112,657		13,865,729
Other Costs to be Capitalized		5,244,035		2,555,207		2,688,828
Total Construction Related	_\$_	221,069,120	_\$_	209,826,204	_\$_	11,242,916
Net Interest Expense During Construction		24,187,145		7,078,974		17,108,171
Bond Issuance Costs		1,584,817		638,724		946,093
Total Finance Related		25,771,962		7,717,698		18,054,264
Total Project Costs	\$	246,841,082	_\$_	217,543,902	<u>\$</u>	29,297,180
Source of Funds						
Cash and Securities	\$	88,359,421	\$	169,100,700	\$	(80,741,279)
Bond Issues		158,481,661		48,443,202		110,038,459
	\$	246,841,082	\$	217,543,902	<u>\$</u>	29,297,180

ADVOCATE HEALTH CARE NETWORK AND
ADVOCATE HEALTH AND HOSPITALS CORPORATION
d/b/a ADVOCATE GOOD SHEPHERD HOSPITAL
Illinois Health Facilities and Services Review Board
Modernization
IHFSRB Project #13-016
Project Costs Report

Period from June 26, 2013 - December 11, 2017

Advocate Health Care Network and Advocate Health and Hospitals Corporation d/b/a Advocate Good Shepherd Hospital was issued a permit to modernize the existing hospital with new construction and expansion of services. The project includes several enhancements to hospital space including increasing the number of intensive care beds, consolidating the surgical/interventional suite and accommodating single occupancy, private medical-surgical beds, increasing the number of operating rooms, providing for 18 PACU I rooms and 52 post recovery rooms, modernizing the endoscopy suite and increasing the number of recovery rooms, modernizing other clinical services including radiology, ambulatory care, cardiovascular and pulmonary testing and therapies. In addition, the project includes modernizing certain non-clinical areas such as public/visitor space, administration, circulation, materials management, chapel and simulation laboratory. Work on the project was started on June 26, 2013 with the execution of a contract for construction of the Advocate Good Shepherd Hospital Modernization. The project was originally budgeted for \$246,841,082. However the actual cost of the project was \$217,543,902, \$29,297,180 less than the budget.